



**CITY COUNCIL  
ATLANTA, GEORGIA**

City Council  
Atlanta, Georgia

**04-0-1302**

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-75  
6-8-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **418 Armour Drive, N.E. (aka 484 Plasters Avenue, N.E.)** be changed from the **I-1 (Light Industrial)** District to the **LW (Live Work)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **57 & 58** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

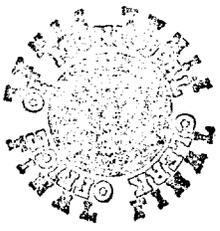
Deputy Municipal Clerk

ADOPTED by the City Council  
APPROVED by the Mayor

SEPT 07, 2004  
SEPT 15, 2004

"EXHIBIT A"

LEGAL DESCRIPTION



All that tract or parcel of land lying and being in Land-Lots 57 and 58 of the 17<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located at the intersection formed by the southwesterly right-of-way line of Armour Drive (a 50 foot right-of-way) with the north land lot line of Land Lot 57; thence South 71 degrees 22 minutes 28 seconds east, along the southwesterly right-of-way line of Armour Drive, 375.55 feet to an iron pin; thence South 00 degrees 49 minutes 02 seconds east, 206.64 feet to an iron pin; thence South 89 degrees 10 minutes 58 seconds west, 15.00 feet to a point; thence South 00 degrees 49 minutes 02 seconds east, 194.95 feet to a point located on the northwesterly right-of-way line of Plaster Avenue (a variable right-of-way); thence South 66 degrees 49 minutes 25 seconds west, along the northwesterly right-of-way line of Plaster Avenue, 434.61 feet to a point; thence southwesterly and westerly, along the northwesterly and northerly right-of-way line of Plaster Avenue along an arc of a curve to the right having a radius of 355.98 feet and a chord bearing and distance of South 78 degrees 05 minutes 53 seconds west, 139.19 feet, an arc distance of 140.10 feet to a point; thence South 89 degrees 22 minutes 21 seconds west, along the northerly right-of-way line of Plaster Avenue, 56.34 feet to a point; thence North 00 degrees 03 minutes 28 seconds west, 398.22 feet to a point; thence North 89 degrees 14 minutes 26 seconds east, 14.39 feet to a point; thence North 00 degrees 14 minutes 11 seconds east, 321.61 feet to a point located on the north land lot line of Land Lot 57; thence North 89 degrees 29 minutes 22 seconds east, along the north land lot line of Land Lot 57, 215.70 feet to a point; thence North 58 degrees 59 minutes 36 seconds east, 6.44 feet to a point located on the southwesterly right-of-way line of Armour Drive; thence South 71 degrees 22 minutes 28 seconds east, along the southwesterly right-of-way line of Armour Drive; 10.0 feet to THE POINT OF BEGINNING.

Said tract of land containing 8.1997 acres of land and being shown and delineated as Tracts I and II on that certain plat of survey prepared by SAPNA Hospitality, LLC, Comerica Bank-California, and United General Title Insurance Company by Charles D. McCann & Associates, Inc., bearing the seal and certification of Charles D. McCann, Registered Land Surveyor No. 2245, dated March 12, 1990, last revised April 26, 2001, JOB No. MM5689

2-04-75



Grand Pacific\_Berjaya\_Georgia Deed to Secure Debt (5)  
FIRM-9999  
212167.1

RCS# 6009  
9/07/04  
3:34 PM

Atlanta City Council

Regular Session

MULTIPLE 1291, 1295, 1300, 1102, 1302, 1138

ADOPT

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 2

B Smith	NV Archibong	Y Moore	Y Mitchell
NV Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	NV Shook	Y Maddox	Y Willis
B Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

**04-0-1302**  
(Do Not Write Above This Line)

AN ORDINANCE Z-04-75  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE LW (LIVE WORK) DISTRICT, PROPERTY LOCATED AT 418 ARMOUR DRIVE, N.E. (AKA 484 PLASTERS AVENUE, N.E.), FRONTING 375.55 FEET ON THE SOUTHWESTERLY SIDE OF ARMOUR DRIVE BEGINNING APPROXIMATELY 401.59 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF PLASTERS AVENUE. DEPTH: VARIES; AREA: 8,1997 ACRES; LAND LOTS 57 & 58, 17<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA. OWNER: CHARLES MORAIS (BERJAYA HOTELS, LLC)  
APPLICANT: JOEL A. DIGBY  
COUNCIL DISTRICT 7  
NPU-F

**ADOPTED BY**  
SEP 07 2004

- CONSENT REFER
- REGULAR REPORT REFER **COUNCIL**
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred: 7/19/2004  
Referred To: Zoning  
Date Referred:  
Referred To:  
Date Referred:  
Referred To:

First Reading  
Committee: ZONING  
Date: 7/19/2004  
Chair: [Signature]  
Referred To: [Signature]

Committee: [Signature]  
Date: 7/19/2004  
Chair: [Signature]  
Action: [Signature]  
Fav, Adv, Hold (see rev. side)  
Other: [Signature]  
Members: [Signature]  
Refer To: [Signature]

Committee:  
Date:  
Chair:  
Action:  
Fav, Adv, Hold (see rev. side)  
Other:  
Members:  
Refer To:

Committee:  
Date:  
Chair:  
Action:  
Fav, Adv, Hold (see rev. side)  
Other:  
Members:  
Refer To:

Committee:  
Date:  
Chair:  
Action:  
Fav, Adv, Hold (see rev. side)  
Other:  
Members:  
Refer To:

**FINAL COUNCIL ACTION**  
 2nd  1st & 2nd  3rd  
Readings  
 Consent  V Vote  RC Vote

**CERTIFIED**  
SEP 07 2004  
ATLANTA CITY COUNCIL PRESIDENT  
[Signature]

**CERTIFIED**  
SEP 07 2004  
MUNICIPAL CLERK  
[Signature]

**MAYOR'S ACTION**  
**POVE**  
[Signature]  
MAYOR